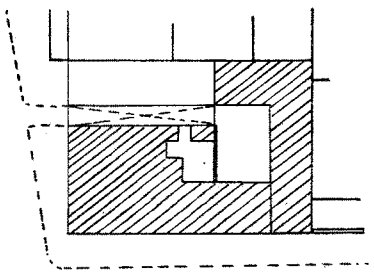
NEW BUILDINGS ON OLD SITES.

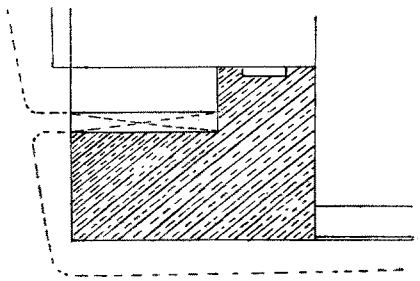
DISAPPEARANCE OF OPEN SPACE.

BEFORE RECONSTRUCTION.



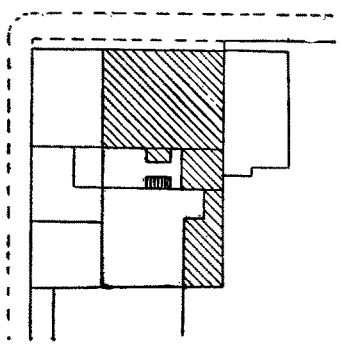
No. 1.

AFTER RECONSTRUCTION.



No. 1.

BEFORE RECONSTRUCTION.



No. 2.

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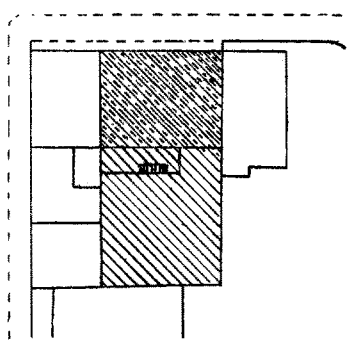

No. 2.

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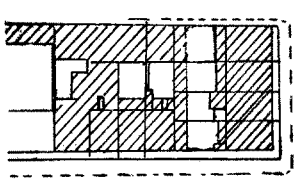

No. 3.

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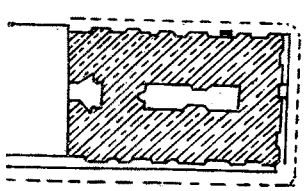
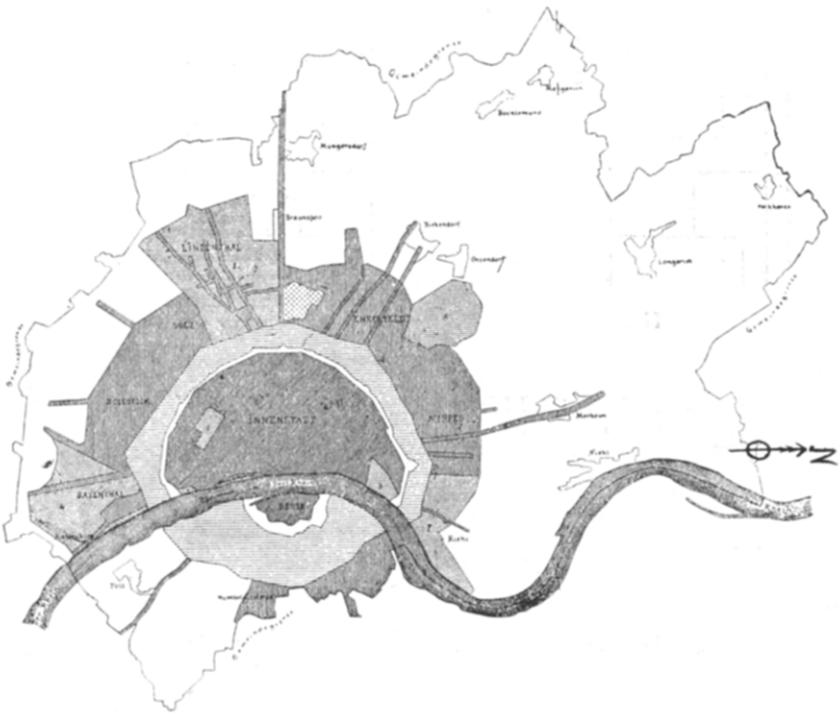


No. 3.

In Germany building regulations have been elaborated for protecting the public health from injury by the haphazard growth of large cities. Buildings continuously diminish in closeness as the distance from the centre increases, in order to allow breezes to blow from the country into the centre of a city, and the regulations progressively limit the height of the buildings and the proportion of the sites that may be covered. There is a system of "zonification." All over the Continent the houses in the central parts of cities are constructed in flats, and the flats on the different floors are arranged for occupiers of different status, so that as one proceeds up the house one goes down in the pecuniary scale, and the different classes of the population are more intermingled. There is a system of "stratification." London and our other large cities sadly require "zonification" and "stratification," and especially the exercise of some provision as to future extension.

It is not so easy to show by illustration the "stratification" as it is to show the "zonification" of a city, for obvious reasons, but any one who has lived in Paris will know the social difference between a person who lives *au premier* and one who lives *au cinquième;* for instance, it is like Mayfair and Soho, but does not lend itself to drawing vertically so readily as the horizontal.



COLOGNE.